

Property - 1916

MME. WALKER BUYS \$75,000 HOME

Former Resident of Indianapolis Acquires Estate at Irvington-on-the-Hudson, near New York City

WILL ERECT \$100,000 MANSION IN THE SPRING

The Freeman
Wonderful Achievements of this Female Wizard of the Business World Should be an Inspiration to Negro Womanhood Everywhere—All work Done for her, including Erection of Flats in this City, Her Attorney, Physician and Business Manager are All Negroes—She believes Steadfastly in her Race.

12-30-16
Madam C. J. Walker, president and owner of the Madam C. J. Walker Mfg. Company, recently closed a deal making her the owner of a seventy-five thousand dollar (\$75,000.00) estate at Irvington-on-the-Hudson, where she will erect a one hundred thousand dollar (\$100,000.00) building, that will rival the beautiful and palatial homes along the drive-day from New York City to Irvington.

This paper has often reviewed the wonderful achievement of this successful business woman, and in so doing was actuated by two controlling motives; the one, because of the personal friendship and high esteem in which Madam Walker is held, the other, to tell the world and consequently inspire others in the telling, of the remarkable business established and developed by this Female Wizard of the Business World.

Madam Walker has always been original, independent and fearless in her investments, and from time to time has surprised and electrified the reading public, by some great gift or big investment. But the fact being generally conceded that Madam Walker's business is the greatest of its kind in the country, and that her financial resources are almost unlimited, we have just about reached the stage where no venture on her part would startle or surprise. But this latest investment, the location of the property, the vast sum involved, is so out of the ordinary and yet so like Madam C. J. Walker, until we are impelled to say, "Three cheers for Madam Walker!" and hail her as not only a great Negro business woman, but as one of the world's great and successful citizens and a credit to any race.

While the growth and expansion of the Madam C. J. Walker Mfg. Company, owing to the popularity of her goods, has been phenomenal, it is not generally known that this growth and expanse is the result of many sleepless nights and incessant toil on the part of Madam C. J. Walker.

Madam Walker is a hard worker in every sense of the term, and in the early stages of her remarkable business, thought nothing of working eighteen hours at a stretch, in order to make her business a success.

This quality, combined with rare tact and skill are the stepping stones on which she rose to a peerless place

in the business world. There is yet another remarkable trait of character possessed by Madam Walker that might well be emulated in this, she is not only a woman who merely

talks, but who acts square with her every word.

Every flat, and apartment house erected here in Indianapolis or elsewhere, by Madam Walker, was done by a Colored contractor. Her attorney, physician and business manager are all members of her race.

Of her charities, it is not the purpose of this article to speak, only to say that from orphans' homes to maintaining scholarships at Tuskegee, this generous-hearted woman is ever active, "Lifting as she climbs."

Madam Walker is now the owner of valuable real estate in many of the large cities of the union, a more recent purchase being the Derrick estate at Flushing, Long Island, where she intended to build her new home. Plans were drawn up, and everything in readiness for the building operations when at the meeting of the County Council an ordinance was passed, restricting the city of Flushing in such a manner that it placed the Derrick estate in the business zone, making it very undesirable for residential purposes, but greatly enhancing its value as a business investment. Plans are now under way for the erection of modern apartments on this estate. Such disposition of the Derrick estate rendered it necessary to look further for residential property, and after much negotiation, the Irvington estate was purchased.

Irvington-on-the-Hudson is just nineteen miles from the heart of New York City, and approached by one of the most beautiful driveways in the world. Located on and overlooking the mighty Hudson, Irvington is a perfect beauty spot, bounded by every natural advantage.

The driveway from New York City to Irvington is one continuous succession of magnificent estates, formal gardens and well-kept grounds and beautiful shrubbery, right in the very heart of which, among a perfect riot of trees, is the estate that is now the property of Madam C. J. Walker.

This estate contains four and one-half acres, a splendid elevation, graduating down to the Hudson. According to the plans, when the residence is completed, from the dining-room there is an uninterrupted view of the Hudson and the wondrous Palisades beyond.

If you go to New York City they will tell you of all things, do not miss the Palisades, and seeing the Hudson by moonlight. Traveling through all parts of the known world, make it a point to see these two great natural wonders. Writers have raved, and of

course poets have sung about the beauty of the Hudson. We therefore take a pardonable pride in stating the fact that a member of our race is now the owner of a valuable estate on the bank of this great river, and within view of the famous Palisades.

The plans and specifications of Madam Walker's proposed residence are now in the hands of contractors. A working model of the premises was made at a cost of three hundred dollars (\$300.00), and judging from which, this residence will be all that the heart could wish, a monument to the brain, hustle and energy of this remarkable woman, and a milestone in the history of a race's advancement.

It is interesting to know that the output of the Madam C. J. Walker Mfg. Company has increased to such a proportion until it is almost impossible for a large force of employees to comply with the demands and orders for goods that come to the office from nearly every part of the known world. To meet this ever increasing demand, Madam Walker has found it necessary to enlarge her shipping capacities, employ an additional clerk in the shipping room, and is now seriously considering the purchasing of additional ground for the further extension of her Manufacturing Plant.

Madam Walker's proud boast is that the secret of her great success lies in the fact that she does not have to depend on new customers, for the greatest Boosters of her business are those to whom she sold her first boxes of goods. Many years before the public with her goods on the market, and not a single knock or complaint. A great woman, and a great business.

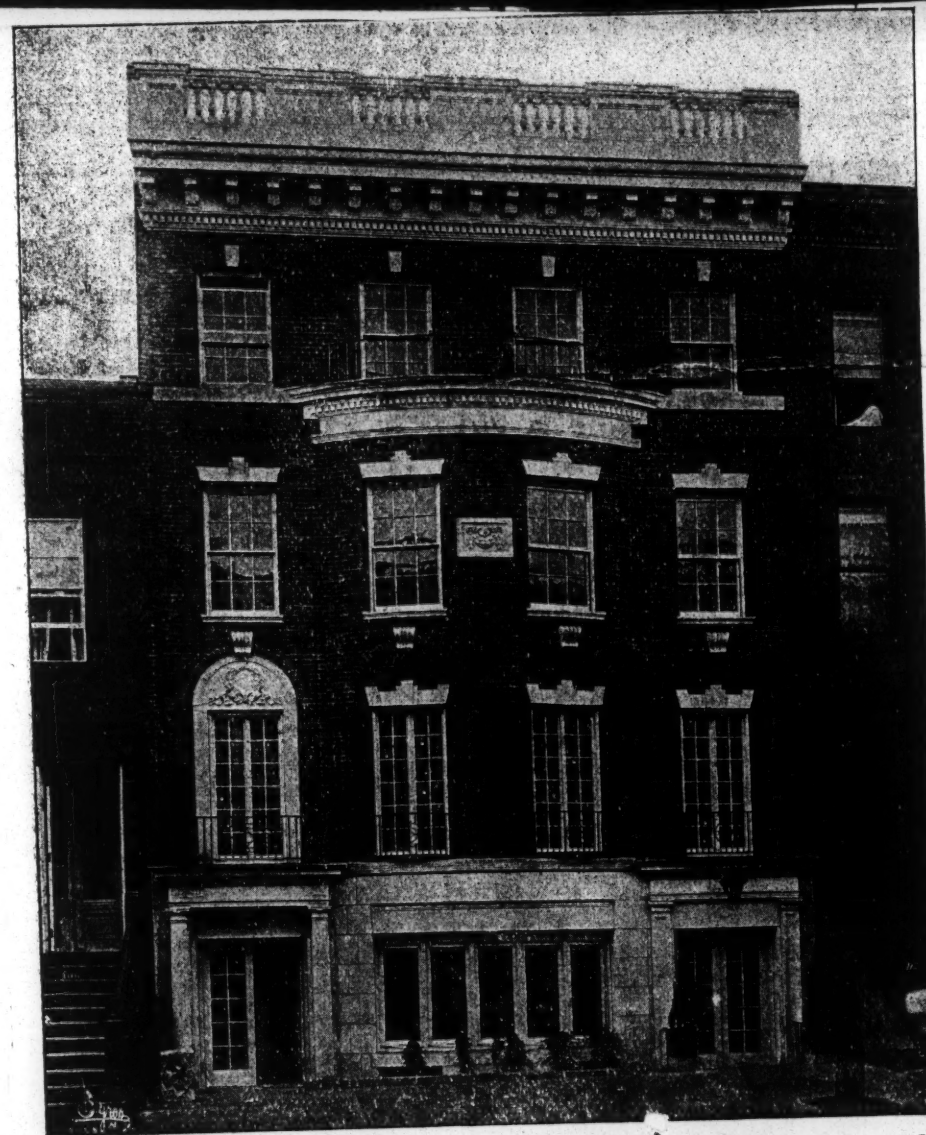
About the factory you will see nothing that distinguishes it from any other well regulated or well ordered business concern.

Express wagons, coming and going, Madam Walker's own auto delivery wagon, making its regular trips, all serve to inspire the observer.

Everybody in Indianapolis is proud of this establishment, modern office and up-to-date business methods. The Madam C. J. Walker Mfg. Company of Indianapolis, Indiana, has made its own place, and ranks among the other large business concerns in this the State of Indiana, and the Queen of Island Cities.



Mme. C. J. Walker



The New Home of Mrs. Lelia Walker-Robinson, 108-110 W. 136th St., New York City, 50 ft. frontage

World's Richest

Negro Youth

Houston Observer
Tulsa, Okla.—Adam Manuel, Creek freedman, died in Colorado recently, and already there is a race on among some of the residents of Muskogee county to get the appointment of guardian for his children.

There are five of the children living, and the elder Manuel inherited the allotments of two who are dead, but the guardianship is sought because of Luther Manuel, a minor son, who is believed to be the richest Negro boy in the world.

When the allotments were made for the Manuel family, those of Luther, 13, and Rafeld, his youngest brother, were in a locality where the land was worthless for farming purposes. Their father complained that the land was valueless, but he was unable to have any change made.

It turned out that the allotment of Luther, believed to be worthless, was valued at 10,000, revealed a story of in the heart of the Cushing oil field. Since that field was developed nearly

six years ago, his income from it has amounted to from \$20,000 to \$25,000 a month. The allotment of Rafeld Manuel is not so valuable. The allotments of the other children are good for agricultural purposes only.

Sarah Rector has been considered the most fortunate of all those among the Creek freedmen who took allotments in that section of the country, but her fortune is far less than that of Luther Manuel. For a time, when the Cushing oil field was at its best, or for more than two years, her income was \$1,000 a day.—Ex.

\$10,000 DISCOVERED

ON NEGRO'S ESTATE

Nashville Globe
11-17-16

Property in All Parts of City Left by Samuel Carter, Plain Hard-Worwer, Louisville, Ky., Nov. 10.—The filing for probate yesterday of the will of Samuel Carter, a Negro, who could not sign his own name to the document, disposing of property valued at 10,000, revealed a story of work, thrift and saving.

Most persons who knew Carter, and he was widely known throughout the

city and county, thought him a laborer dependent upon the toil of his hands at odd jobs. Instead the aged Negro owned property scattered in various sections of Louisville. The beneficiary is Frances Virginia Owens, a teacher in the Western Colored School, whose family Carter had known for fifty years and who had been kind to him.

Carter worked wherever he could find work to do and at almost anything. He never married and had no regular home, living where he was employed or taking up temporary quarters here and there. For a time he was employed as a herdsman for sheep in Cherokee ark. He usually worked during the spring and summer for truck gardeners in the county, and during the winter months did chores or accepted any kind of employment he could find in the city. No one ever knew him to pass an idle day. He spent almost nothing. More than half a century ago he began buying property.

He would mortgage one house or bit of land to buy another, and then pay off and redeem the former. This procedure was repeated many times.

Only a few weeks ago he gave up work when ill health forced him to bed. He was removed to the Red Cross Hospital for Negroes, and attended by the teacher. Carter died Tuesday night. He left no immediate relatives.

THE QUL OF HIGH RENTS

New York Age 2-21-16
Harlemites Lose Chance for

Lower Rents in Opening
of Group of Apartments.

RAISING OF RENTS HURTFUL

Appears to Give White Land-
lords and Agents Argument
and Excuse for Their Action
in Making Increases.

APARTMENTS HARD TO GET

Hope that Negro Ownership of Property
Would Mean Lower Rents for Mem-
bers of the Race Seems to be Dis-
sipated by Developments in Opening

of Seventh Avenue Property Negro Owners.

"The opportunity to turn the tide in favor of lower rents in Harlem was lost when the purchasers of the Seventh avenue block, 136 to 137th streets, inaugurated a new rental scale that ranges from 33 1/3 to more than 100 per cent higher than former landlords charged former tenants, the former tenants being, of course, white people," was the statement made by a prominent colored real estate agent to a representative of THE AGE.

As told in last week's AGE, the property in question has been purchased by Counselor and Mrs. J. Frank Wheaton of New York, the purchase price, it is reported having been \$100,000. Mr. Wheaton is a prominent Negro lawyer, practicing in this city, and Mrs. Wheaton was a wealthy Canadian widow to whom Mr. Wheaton was married a short while ago. It is rumored that Counselor E. A. Johnson, another Negro lawyer of this city, and a holder of extensive realty interests in his native state, North Carolina, is associated with the Wheatons in this transaction, though it was not stated whether he was one of the purchasers or was acting in an advisory capacity.

The real estate agent referred to above, said further that a crimp has been put in the hope that acquirement of houses by Negro landlords would mean lower rents for Negro tenants, since in acquiring this property, one of the most desirable in Harlem, the new owners have increased the rents to a much greater extent than has been done heretofore. The realty man declared also that this action furnishes the white landlord and agent with argument and excuse for their action in making increases in rents where property is made available to colored tenants.

Meddling in Private Affairs

Counselor Johnson, in a talk with THE AGE, concerning the story of the transaction in last week's paper, seemed to think that this paper is meddling in private affairs, although the opening up of this property to colored tenants is a matter of public interest. Mr. Johnson declared that some of the statements in last week's story were at variance with the facts. That white tenants are occupying the two corner houses, at the rents previously paid is true, but Mr. Johnson is authority for the statement that they will be required to vacate on January 1, 1917. They were allowed to remain, he said, because they were unable to find other quarters, although the tenants of the Seventh avenue houses succeeded in doing so.

In reference to the high rentals charged, Mr. Johnson said that at some time in the past, he could not place the date, these houses had rented for \$75 a floor, as against the \$80 and \$84 a floor charged by the present owners.

He declared also that Chas. A. Knowles, the Negro real estate agent, who had been negotiating for several months for this same property, would not have rented the apartments at an average rental of \$5 a room, but his charges would have been considerably more. Also, he said, Knowles' clients were white and so it would have been white ownership as against Mr. Wheaton's ownership. Mr. Johnson is authority for the statement that \$100,000 was the purchase price, and he says also that Mr. Wheaton has expended \$600 to \$700 in repairs and improvements in the two double houses, four sets of apartments, at present opened to colored tenants.

Apartments Hard to Get

Criticism directed against the present owners for placing the property in the hands of Aldhous & Co., a firm of white real estate agents, is increased by the belief that this firm was one of those interested in the movement to restrict Negro tenants to a certain zone. In fact, a prominent social worker in Harlem said to an AGE representative that he was told by a member of the firm that if Negroes came into that block the firm would move its offices. It is the belief of the social worker that the race has no more prejudicial contact than it will receive in dealing with people predisposed against giving a square deal. All things being equal, of course, it would be far more agreeable if Negro property owners would employ Negro

(Continued on page two)

VALUE OF PROPERTY IN NORFOLK COLORED SECTIONS \$1,462,630

Journal & Guide
1-22-16
The report of the assessors appointed by the Corporation Court to assess realty values in the city of Norfolk for the five years beginning January 1, 1915, show a total assessed valuation for the entire city of \$65,062,590. The value of property owned in the sections occupied by colored people has increased \$1,107,780 since 1910 and \$399,040 since the assessments were made on improvements by the commissioner of the revenue in 1915. The recapitulations for the colored section follows:

In the colored districts, 1910:
Value of lands ----- \$147,860
Buildings ----- 206,990

Total ----- \$354,850

COLORED DISTRICT IMPROVEMENT.

In colored district, assessment of improvements by Commissioner of Revenue in 1915:

Lands ----- \$319,170
Buildings ----- 744,420

Total ----- \$1,063,590

In colored districts, 1916:
Value of lands ----- \$539,580

Buildings ----- 923,050

Total ----- \$1,462,630

The great increase in values between 1910 and 1916 was due to the annexation of the Ninth and Tenth wards, which were not a part of the city when the 1910 assessment was made.

TRIBUNE

New York City

NEGRO "AD" ANGERS RICH CHICAGO TENANTS

Threaten Court Fight Over Let- ting of Apartment

[By Telegraph to The Tribune.]

Chicago, Nov. 12.—Tenants in apartments on Eastlake Terrace, which runs along the lake, threaten to cancel their leases if the appearance of the first apartment in the new building at 7,737 is not changed soon.

On their way to church to-day hundreds saw three large signs hanging in the windows of the sun parlor of this apartment. They read:

Negro caretaker wanted for this apartment.

Apply by phone to Edgewater —
Do not rent this apartment until you see the party on the second floor to the north.

Only one side of the story could be learned because Simson Swenson, owner of the building, refused to tell his story. Allan Stearns, tenant on the second floor, said that the owner had refused to make repairs and improvements that were specified in the lease that calls for \$6,000 rental.

Other residents of the block said they had appealed to their agents to protect them if the flat was given over to negroes. They were assured, they said, that the case would be taken to the courts if negroes were allowed to live on the premises.

Receives \$25,000 Per Month Income From Rich Oil Wells

Planet
Tulsa, Okla., Sept. 22.—Adam Manuel died in Colorado recently and already there is a race on among some of the inhabitants of Muskogee county to get appointment as guardians of his children. There are five of his children living, and the elder inherited the allotments of two who are dead, but the guardianship is sought because of Luther Manuel, a minor son, who is believed to be the richest man of the Race in the world.

When the allotments were made for the Manuel family, those of Luther, 13, and Rafield, his younger brother, were in a locality where land was worthless for farming products. Their father complained that the land was valueless but he was unable to have any change made.

It turned out that the allotment of Luther, believed to be worthless, was in the heart of the Cushing oil field. Since

INCOME OF A NEGRO BOY \$600,000 A YEAR

Now and then, at short intervals, news reaches us from Oklahoma of some Negro boy or girl falling heir to a property whose income amounts to hundreds of thousands of dollars a year.

Adam Manuel, a Negro citizen of the Creek Nation, recently died and left five children living, one of them, Luther Manuel, a minor son, is believed now to be the richest Negro boy in the world.

When the allotments were made, that assigned to Luther was worthless for farming purposes. The father complained that the land was valueless but he was unable to have any change made.

It turned out that Luther's allotment lay in the heart of the Cushing oil field, and now this Negro boy, Luther Manuel, draws an income of \$50,000 a month or \$600,000 a year from the oil yield of his allotment. Sarah Rector, a Negro girl, has been considered the most fortunate of the Negro Indian citizens who took allotments in that country, but her fortune is far less than Luther Manuel. For a time when the Cushing oil field first began to pour forth its wealth, his income was \$1,000 a day. Now, at times it is more than \$2,000 a day. This Luther Manuel is the Croesus whose blackness casts an almost impenetrable shade upon the old Lydian King and opens up possibilities for wealth that makes truth stranger than fiction.

The mammoth fortunes of this nation have been built on the spontaneous yieldings of the forest, the mines, the soil, unearned increment and unpaid labor. Now and then, should Goddess Fortune smile upon some black face and fill our baskets with her bounty we should also erect temples to her honor, as was done in the good old days of Roman glory.

Newspaper Cutting Bureau in the World

INTER-OCEAN

Chicago, Ill.

FAMILIES OF NEGROES IN "WHITE" DISTRICTS

Colored People's Desire for Better Surroundings Often Makes Trouble.

BY JUNIUS B. WOOD.

Desire of well-to-do colored families to get better homes and better surroundings has been one of the chief causes of complaint against the race in Chicago. The entrance of colored residents into a high class white neighborhood usually evokes protests and sometimes violence. In some instances the invader is of the shiftless

class which peels potatoes on the front porch, jars the rear horizon with washings and rubbish and generally cheapens the neighborhood. Back of them usually is some real estate speculator who hopes to profit by affecting property values, and so the protest is justified regardless of the color of the new tenants. In most instances, however, the first colored family to enter a white neighborhood is actuated to a certain extent by a desire to get away from evil influences and conditions around its former home.

Rents and property values fall in a neighborhood which deteriorates after colored residents have come into it. The first comers of the race, however, pay higher rents or higher prices for property than the white tenants then in possession are paying. In other neighborhoods where the property is not allowed to run down after it is occupied by colored tenants and owners—and there are several such neighborhoods in Chicago—the values hold up.

Error in Colored Districts.

"Chicago's colored population is growing with great rapidity and its welfare cannot be ignored," said a prominent real estate dealer. "A civic policy which holds that anything is good enough and nothing is too bad to be permitted in a colored residence or business district is now in force. The better class of colored persons will move away from such districts, leaving an element which discredits the race and creating a plague spot endangering the physical and moral health of the entire city."

"Bad housing conditions are the greatest cause for demoralization among colored people," said Dr. George C. Hall, who has given much attention to that phase of the problem of his race. "In order to get in a decent building, a couple perhaps are compelled to take an eight room flat; in order to keep the flat they sublet seven rooms and eat and sleep in the kitchen. Even worse consequences might be described."

One colored real estate man a few days ago sold a piece of property on Calumet avenue, on which the building alone had cost \$12,000, to another colored man for \$4,500. Recently he sold a string of houses for varying prices, the lowest cash payment being \$1,000. Railroad men, civil service employes and professional men were the purchasers and he said that none defaulted on the payments. He holds for \$10,000 another piece of property with a house which originally cost \$40,000.

Are Keen to Own Property.

"Colored persons are keen to own property," said Willis V. Jefferson, a real estate man. "A couple in moderate circumstances will buy a place much too large for their family, then they will rent some rooms, the wife will take care of the house, the husband will work and in a short time it will be paid for. They are pretty crowded, however, while the payments are going on. As a rule colored owners of property keep up their buildings. Many other owners of property with colored tenants let the buildings decay."

Running south between South State street and the railroad elevated tracks west of the street is a strip of varying width which shows how a district can deteriorate. Not so very long ago it was inhabited by hard working, thrifty colored families, churches were built there and they still remain. But most of the families which once gave it special standing have gone, and it is now an object lesson.

Classification of Buildings.

A survey of every house in three blocks running across the district was made by The Daily News. The different buildings in the district were classified with the number in each class as follows:

	No.		No.
Brick, 1 story.....	4	Frame, 2 stories....	96
Brick, 2 stories....	22	Frame, 3 stories....	19
Brick, 3 stories....	34		
Brick, 1 stories....	2	Total	195
Frame, 1 story.....	15		

The condition of the buildings varied between the extreme case of one which had been condemned and nailed shut by the city health department two years ago, to some in a fair state of cleanliness and repair. Under four classifications the buildings were divided as follows:

Street	Good	Fair	Poor	Bad	Total
S. State, west side....	7	18	6	6	37
S. Dearborn, east side..	1	6	13	1	21
S. Dearborn, west side..	12	6	9	3	30
Federal, east side.....	7	11	6	5	29
Federal, west side.....	5	12	6	2	25
S. LaSalle, east side....	2	7	1	1	11
Cross streets.....	4	13	3	5	25
Totals.....	41	76	52	21	190

Insanitary Homes Found.

Many of the buildings did not have lights in the hallways. One did not have any back porches, and the dark hallways were full of clotheslines and freshly washed clothes. Few had bathrooms, and in many there was no plumbing or else the water was shut off on account of non-payment of rent. Ricketty stairways without handrails, gaping rents in the plaster, leaky roofs, wet basements, indiscriminate refuse and dirt and other violations of health and building regulations of the city abounded.

In this district were 1,406 colored persons and not more than twenty-five white persons. Only one piece of property, however, was owned by a colored man. The roadways are all paved and are cleaner than some of the back yards. The paving of the streets was forced several years ago despite the opposition of the white property owners.

"Many owners make absolutely no repairs on their buildings, not even complying with the city ordinances," said Ed Felix, 2002 South Dearborn street, who has been in business in the district for more than thirty years. "As they run down the class of tenants deteriorates, until finally come those who won't pay rent. It is too expensive to evict them by court proceedings and the owner shuts off the water. Then somebody steals the plumbing and the property is picked to pieces. But all the time somebody is living in it."

MINIS ST. PROPERTY CHANGES HAND

SOLD TO SAVANNAH HOME ASSO. THROUGH G. H. BOWEN

\$10,000 To Be Spent

Savannah Home Association
Final Details Closed Tuesday—To Erect Brick Club House

As was forecast in The Tribune two weeks ago, the Savannah Home Association, one of the foremost civic organizations of the city, has purchased a piece of property on the north side of Minis street, just one door west of W. Broad and extending to George street. The purchase price as understood was \$3,000. On the site now stands three small frame houses.

For some time this organization has had a committee out looking for a desirable spot on which to erect a club house, and securing an option installed a roof garden, lighted with on the above mentioned place, they small electric bulbs of varied colors, proceeded to cinch the bargain forthwith.

Mr. G. H. Bowen, the popular real estate dealer who was the agent for the property, handled the transactions estimated at between eight and ten thousand dollars. transferring of it were completed on last Tuesday afternoon. The association was represented by its president, Edward H. Burke and the secretary, James F. Butler. The deed was filed with the clerk of the Superior court on Wednesday morning.

The purchasing of this piece of real estate marks another progressive move among Negroes, and it is expected that other organizations of this character will soon launch out upon the same line.

For the past five years the Savannah Home Association has had quarters at 410 Taylor street, west, which are comfortably arranged for the pleasure of its members, but the Home Boys are now looking forward to a greater and more commodious building for the housing of the association.

On account of the popularity of the club, the deal has attracted wide attention and the community is now watching for the razing of the present houses that now stand on this site and the beginning of the work on the new structure. It is understood that it is the intention of the association to erect a three-story brick structure with all modern improvements and of the very latest design.

Just what time the work will begin on the building could not be ascertained from President Burke, but it is presumed that it will be the early part of next month.

The members of the association are enthusiastic over the efforts and a wild rush is being made by them to push the project through.

It is understood that the plans for the building and the specifications are now in the hands of an architect and as soon as completed, will be given out for competitive bids.

The building will probably be of red press brick, well lighted and steam heated. The main entrance will be on Minis street, with the stairs on the east side of the structure, and an entrance on George street. On the ground floor will be two stores with tile flooring.

The second floor will be an auditorium with a seating capacity of two hundred and fifty. It will be beautifully decorated. On this floor will be a ladies' dressing room. This floor will be used exclusively for meetings and entertainments and there will be a balcony extending the full width of the building. The association's quarters will be on the third floor and will be elaborately furnished. It will consist of a reception and rest rooms and every convenience possible for the comfort of the members. On this floor will also be the executive room.

On the top of the building will be a club house, and securing an option installed a roof garden, lighted with on the above mentioned place, they small electric bulbs of varied colors, proceeded to cinch the bargain forthwith.

The proposed club house will undoubtedly be the first owned by any Negro organization of this character in the country and the cost of erection is estimated at between eight and ten thousand dollars.

Negro Homes in Orange

Nearly nine of every ten dwellings occupied by Negroes in Orange County, North Carolina, are owned by the Negroes who occupy them. Evidently the Negroes of this county believe in home and farm ownership.

The 1915 tax list shows 583 farms and 224 towns lots owned by Negroes. The County Health Survey showed 906 dwellings in the town and country regions occupied by Negroes. That is to say, 89 per cent of the town and country dwellings are occupied by Negro owners. The average for both races is only 52 per cent.

Altogether 807 Negro tax payers own \$232,260 worth of real estate in Orange County. Here is a gain of \$33,342 or 17 per cent in a single year.

The explanation lies, first, in the Negro's lust for home ownership, and second, the chances that offer in a static population. The population of Orange has increased less than 150 in twenty-five years, 172,000 acres of farm land lie idle, and 359 farm dwellings stand empty.

Under these circumstances land is cheap, and the Negro buys. So it is in Orange and everywhere else, where economic conditions favor the Negro.—Editorial: *News-Letter*, Chapel Hill, N. C. *

From INTER OCEAN
Address: Chicago, Ill.

Date
**APARTMENTS DE LUXE
FOR NEGROES, PLAN**

**Innovation in Chicago Is Pro-
jected with Backing of
Julius Rosenwald.**

BY JUNIUS B. WOOD.

Plans have just been completed for one of the finest and most modern apartment houses in the city. It is to be ready for occupancy May 1, exclusively by colored tenants. Julius Rosenwald, who has given \$500,000 for Y. M. C. A. buildings and rural schools for colored people, is back of the project financially. It is in a way an experiment, but those who enthusiastically prophesy its success declare that it will be the forerunner of others of the same type in different parts of the city.

The northeast corner of Vernon avenue and East 32d street, adjoining the Rhodes avenue hospital, has been secured for the site. Plans for the building drawn by Zimmerman, Saxe & Zimmerman are now in the hands of Whiteside & Wentworth who will handle the property. It is to be of the English basement type with three floors of apartments, making it a four story structure. It will contain sixty apartments, each having two and three rooms and a bath. The building will have its own refrigerating system connecting with each apartment. It also will have an inclinator system connecting with each apartment, steam heat, hot and cold water, basement laundries and janitor service. The outside will be finished in dark red brick. Along Vernon avenue will be a fifteen foot width of lawn and terrace. On the 32d street side will be a garden court and fountain on which many of the apartments will face.

Rents from \$18 Up to \$38.

Rents will be from \$18 to \$38 a month. The investment is expected to be slightly more than \$125,000 and a return of at least 5 per cent on the investment is expected. Each floor will be the same in arrangement. The number of apartments of each class and the rental return for the building will be:

Rent rate.	Apts.	Monthly Rent total.	Apts.	Monthly total.
\$18	6	\$108	3	\$162
20	27	543	3	168
22	3	66	3	114
24	6	144		
26	9	234		
		Totals..60		\$1,500

"MODEL FLATS" FOR COLORED FAMILIES

On this basis the building will bring in an annual gross return of \$18,000. The 5 per cent desired on the investment would be \$6,250.

The thirty-six small flats are each to have a 12 by 11 foot living room, with an in-a-door bed and closet, an 8 by 11 kitchen and a separate bathroom.

The twenty-four larger flats are to have chambers 13 by 15 feet with in-a-door beds and closets, living rooms 12 by 14 with in-a-door beds, 8 by 9 porches from one room and a balcony from the other, and the same sized kitchens and bathrooms as the other flats.

Innovation in Building Line.

Considerable investigating was done before this innovation in the building line was decided on. Dr. George C. Hall, chairman of the executive committee of the Wabash Avenue Y. M. C. A., and A. L. Jackson, secretary, made a trip to Cincinnati, where J. C. Schmidlapp has invested \$300,000 in model buildings for colored tenants. Some of the Schmidlapp buildings are extremely plain and apartments rent for \$1 a week. The Chicago structure will surpass any of them.

This new apartment house is expected to play a great part in the social economic and moral life of the people. On account of the effect which it will have on the future it may be classed as an institution. Two Chicago institutions already stand out prominently among those in which colored men are the guiding spirits. They are the Provident hospital at 16 West 36th street and the Wabash Avenue department of the Y. M. C. A. at 3763 South Wabash avenue. The hospital has passed its twenty-fifth year. The Y. M. C. A. is comparatively new.

Provident Hospital Is Notable.

Provident hospital gives a greater opportunity to the colored physician than any other institution in the country. Freedman's hospital in Washington is larger and Douglas' hospital in Philadelphia is almost as large, but they are supported respectively by government and state aid, so that Provident hospital is in a class by itself. With the Nathan M. Freer \$30,000 home for nurses, the plant represents an investment of \$125,000 and is free from debt. It has an annual expenditure of \$28,000 and the outlay is made without a breath of scandal.

Of its patients at present 60 per cent are colored and 40 per cent are white. The ratio varies. One-third of the sufferers are charity patients. The physicians' staff and dispensary force are made up of both white and colored people. The nurses, except the superintendent, Miss Astrid Hofseth, are all colored. The last annual report shows a daily average of thirty-four patients for the hospital, a total of 987 for the year, or 17,689 since the institution was founded. The dispensary shows 3,017 persons for the year and a total of '88,827.

The nativity of those in the hospital last year was: Afro-American, 712; Irish, 45;

American, 33; German, 34; Polish, 22; Jewish, 10; Lithuanian, 7; English and Italian, 4 each; Bohemian, Danish, Greek, Scotch and Swedish, 3 each; French and Hungarian, 2 each; Austrian, Bulgarian, Finlantic, Jamaican, Norwegian and Russian 1 each.

George H. Webster, who died a few weeks ago, was the first and only president of the hospital. Philip D. Armour, Marshall Field and George M. Pullman, all deceased, and H. H. Kohlsaat were the donors who made the institute possible. Dr. Charles E. Bentley is its secretary, James S. Madden is treasurer and Attorney Robert McMurdy is chairman of the finance committee.

Y. M. C. A. Has 1,329 Members.

The Y. M. C. A. has a physical plant costing \$185,000. It has 1,329 members, 150 living in its dormitories and 125 attending its automobile school. It has secured jobs for 500 persons this year. It sent Dr. G. C. Booth, a university of Michigan graduate, to the Mexican border as Y. M. C. A. secretary with the 8th Illinois regiment. Members of the Wabash avenue department can stop at the \$1,350,000 hotel at 822 South Wabash avenue. Several have done so, but most of the strangers who come from out of the city and are referred to the hotel on account of overcrowded dormitories prefer to remain among their own race. It is one of the most potent factors for good in a section of the community abounding in destructive agencies.

"The negro youth needs everything that the white boy needs and more," said Secretary Jackson. "We are doing a great work for the young man by helping him and for the race in general by showing that it has individuals who are sincere, reliable and actuated by high motives."

Other institutions will receive mention in a later article.

Democrat

New York City

Rack Rents for Negroes.

From the Public.

Fifteen hundred negro renters of New York city held an indignation meeting Oct. 5 to protest against excessive rentals charged them for homes that are reasonably comfortable. The meeting was presided over by Enoch W. Newton of the Negro Civil Improvement league. The district concerning which there is most complaint is on 143rd street between Seventh and Eighth avenue. Because higher rents can be exacted from negroes it was claimed that real estate agents have dispossessed white tenants. Figures presented at the meeting indicate that colored tenants are compelled to pay about 10 per cent more than whites for the same property.

From
Address: Savannah, Ga.
Date

**EVIDENCE OF NEGRO'S PROGRESS
SEEN IN TAX DIGEST FIGURES**

**R. R. Wright Shows Race Has
Advanced Agriculturally and
Industrially, and Has Im-
proved in Morale.**

By R. R. WRIGHT

President Georgia State Industrial College.

The colored people of Savannah are improving year by year. While the tax digest is not the whole evidence of the progress of the colored people of Savannah and Chatham county, it is nevertheless, a very good evidence. Money is a power; material wealth is a pretty safe evidence of industry and thrift. Intelligence and character are the foundation of prosperity. So the tax digest counts. The man who owns a home and has a job and a bank account is a valuable citizen. In fact a man who is steadily engaged as a laborer, whether or not he does more than merely make his bread, is an asset and the county cannot afford to lose him and prosper.

Therefore, congratulations are to be extended to the colored people of Chatham county who have increased their holdings on the tax digest of 1915 to \$1,743,087. This is not a very large increase over last year, but it is an increase and shows that the Chatham county colored people are making substantial progress.

Another evidence of advancement is the creditable homes which have recently been erected by the colored people in the city of Savannah. More colored people now own homes, and good homes, in Savannah than ever before. They deserve credit; they deserve proper sanitary conditions in their streets in order that they may feel that they are part and parcel of the city's upbuilding.

Not only have the city colored people prospered but the colored farmers of Chatham are increasing their holdings. They own nearly a half million dollars worth of farm lands and they have better crops on their land than ever before. They are learning to co-operate and assist each other. They have a farmers' association which meets at the Georgia State Industrial College once a month to discuss, under Farm Demonstrator Williams of the Georgia State Industrial College, farm problems. The meetings are enthusiastic and show that the Chatham colored farmers feel that there is a chance for success in farming in Chatham.

This is as it should be. There is no good reason why Chatham should not have hundreds of prosperous colored farmers. There should be given every encouragement to this class of people. In this connection it is gratifying to note that there has always existed a very friendly and helpful spirit on the part of the races toward each other.

Why Negroes Leave South.

The labor movement which has taken so many colored people from Savannah to the North is due more to the fact that they can get better wages. The South, in my opinion, is the natural home of the negro. He is here and ought to stay here, and will stay here if he gets living wages and fair treatment. He is the best laborer the South can have. He should be given fair treatment and living wages. The old wage system for negroes in the South has broken down. The rise in the cost of living makes it impossible for the average negro laborer to pay for his food, clothes and rent and have anything left out of the wages which he is receiving. The level of living for the negro laborer is far below the standard which would warrant efficient service by good and contented labor. The South is reasonably prosperous and must share this prosperity with negro labor if it desires to keep it. There is no doubt of the fact that the negro would be more efficient if given better wages and better treatment. If white labor is introduced to

a larger extent in the South the scale of wages will be raised, and possibly it will prove beneficial both to the negro and the South to shift some of the cheap negro labor to the North, where it can get better wages, and to bring from the North some of the higher priced white labor into the South where it will demand the higher wages which it is now receiving in the North. This change will help both sections.

This question of the migration of negro labor in the South may become acute. The courts and police authorities are in some instances to blame for the apparent unrest among negro laborers. There is a feeling in many instances that law officers are more eager to punish than they are to protect the negro whether under arrest or innocent. The colored man should be led to have confidence in the fair play and protection of the sheriff, the police and the courts. And, too, the colored people should seek to become more and more law-abiding. The laws of the land and the law officers are their best friends and their protectors.

An additional evidence of the prosperity of the colored people in Chatham county is the fact that the schools are crowded. Due largely, it is true, to the fact that more room has been provided there are nearly 800 more colored children in the public schools this year than last. The enrollment in the public schools this year is now more than 3,800. The public school authorities have a genuine desire to improve the condition of the colored children. The double session while not ideal has given opportunity to so many who would otherwise be infesting the alleys and lanes learning the lessons of crime which fit them for the chain-

gang and penitentiary. There are hundreds out of school who are to be provided for, and no doubt will be provided for as soon as our splendid Board of Education and our splendid superintendent of education can do so.

Value of Schools.

The schools are undoubtedly the chief and most successful instruments for the moral and industrial uplift of the colored people. The Georgia State Industrial College is perhaps one of the most potent forces in Chatham county for the uplift and improvement of the negroes of the community. It is now crowded to the utmost with students learning farming, poultry raising, dairying, blacksmithing, wheelwrighting, painting, shoemaking, carpentry, brick masonry, tailoring, etc., and the girls sewing and cooking. In addition to these their literary and moral training is not neglected. The endeavor is to make them law-abiding and useful members of their community. The best feeling between the races is fostered. Many of the leading white business men have been invited and have spoken words of wholesome advice and encouragement to the students. The school has the good will not only of the best colored people of the state but of the best white people of the county and state. No school enjoys more thoroughly the good will of the people and the newspapers of our city than does the Georgia State College.

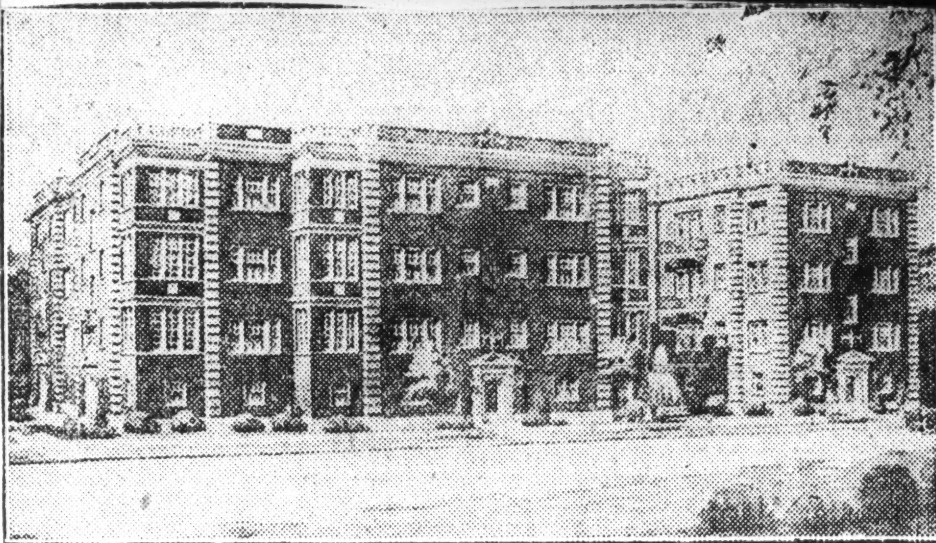
The Morning News deserves the thanks of the colored people for its unselfish efforts to encourage them in every way that leads to the betterment of their condition. In a large measure the kindly and helpful sentiment which subsists between the races here is due to its fostering by our daily press.



R. R. WRIGHT WILL OF EX-SLAVE LEAVES PROPERTY

VALUED AT \$44,000

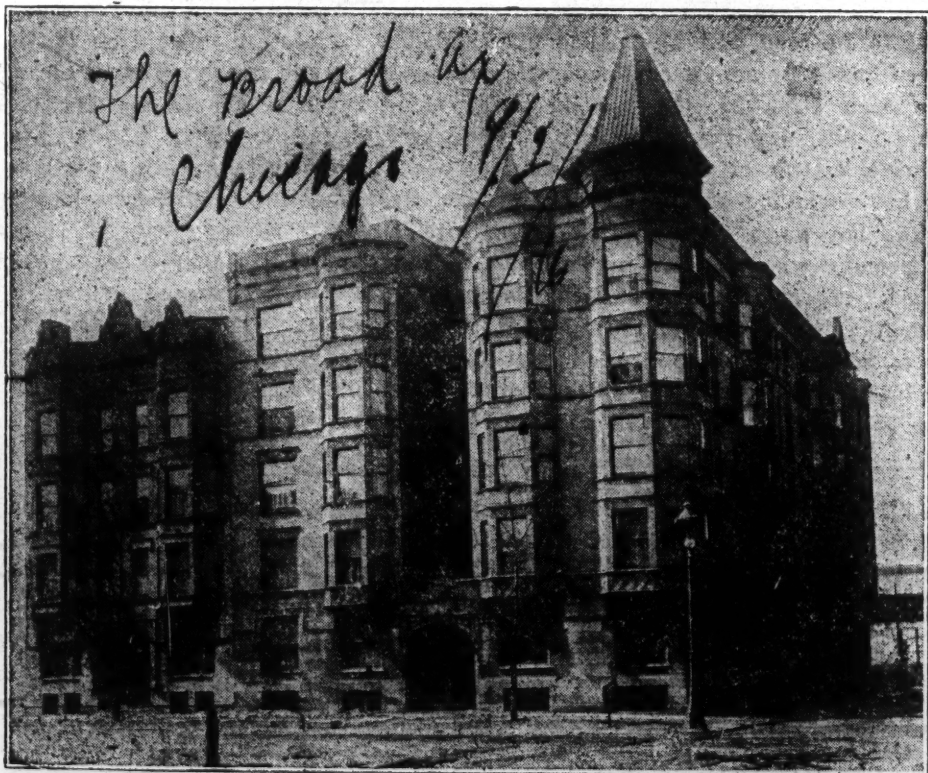
Savannah, Ga., June 13.—(Special.)—Leaving \$12,000 in cash and \$32,000 in real estate to his children and grandchildren, the will of the late Isaac B. Butler, colored, a former slave, who recently died in Savannah, was probated in Ordinary McAlpin's court today. Butler, who was about 80 years old when he died, was once the property of the Mell family, and then of the Kent family. His fortune was the result of careful saving since slavery days.



DESIGN FOR APARTMENT BUILDING AT NORTHEAST CORNER OF VERNON AVENUE AND EAST 32D STREET, TO BE READY FOR OCCUPANCY MAY 1.

[From architectural drawing by Zimmermann & Zimmerman.]

The Cranford Apartment Building. 3600. Wabash Ave.



The finest building ever opened to Colored tenants in Chicago.
Steam heat, electric light, tile baths, marble entrance.

J. W. Casey, Agent,
74 W. WASHINGTON STREET.

'Phone Randolph 803
SAVANNAH MAN LEAVES
ESTATE WORTH \$44,000

(Special to THE NEW YORK AGE.)
SAVANNAH, Ga.—The will of Isaac B. Butler, who died recently, disposed of

an estate consisting of \$12,000 in cash and real property worth \$32,000. The property was devised to his four children and two grandchildren, save for a small legacy to William Barn-

ard, a friend. The children are John H. Butler, Mrs. Valeria Ashford, James F. Butler and Joseph C. Butler, and the grandsons are Robert and Adam Herb.

AUDITOR MOORE'S REPORT

Richmond, Va.

"Facts are stubborn things."—LESAIG.

We have received the annual report of HON. C. LEE MOORE, Auditor of Public Accounts for the fiscal year ending September 30, 1915. It is the best report ever issued from that office and it demonstrates conclusively that this public official is peculiarly fitted for this particular class of work. The detailed information given and his untiring zeal in protecting the interests of the State are well-nigh marvelous. He shows the increase in the surplus fund of the State to be \$150,477.12

The statistics relative to the colored people in this State are interesting. They show that the colored people own real estate the 75 per cent assessed valuation of which is (\$28,775,199) twenty-eight million, seven hundred and seventy-five thousand, one hundred and ninety-nine dollars. They own personal property to the amount of (\$9,076,774) nine million, and seventy-six thousand, seven hundred and seventy-four dollars. The value of their property, both real and personal as assessed is (\$37,851,973) thirty-seven million, eight hundred and fifty-one thousand, nine hundred and seventy-three dollars.

Based upon a seventy-five per cent valuation, the total value of the property of the colored people in this State, both real and personal is (\$47,314,966) forty-seven million, three hundred and fourteen thousand, nine hundred and sixty-six dollars. The increase in valuation as assessed by the State over the preceding year is (\$2,128,676) two million, one hundred and twenty-eight thousand, six hundred and seventy-six dollars.

The colored people of Richmond own real estate valued at (\$2,841,111) two million, eight hundred and forty-one thousand, one hundred and eleven dollars and personal property valued at (\$531,963) five hundred and thirty-one thousand, nine hundred and sixty-three dollars, making the total seventy-five per cent valuation, (\$3,373,074) three million, three hundred and seventy-three thousand, and seventy-four dollars. This is an increase over last year on the net valuation of

(\$261,415) two hundred and sixty-one thousand, four hundred and fifteen dollars. The gross value of the property of the colored people of Richmond both real and personal is (\$4,216,717) four million, two hundred and sixteen thousand, seven hundred and seven-teen dollars.

The number of acres of land owned by the colored people of Virginia in 1915 was (1,674,823) one million, six hundred and seventy-four thousand, eight hundred and twenty-three. The value of this land was (\$10,365,377) ten million, three hundred and sixty-five thousand, three hundred and sev-

enty-seven dollars. As strange as it may seem, the colored people owned (15,811) fifteen thousand, eight hundred and eleven acres less in 1915 than they did in 1914 and yet the value of the acres of land owned in 1915 was (\$2,296,850) two million, two hundred and ninety-six thousand, eight hundred and fifty dollars more than it was in 1914.

To be exact, the value of the land owned by colored people in 1914 was (\$8,068,627) eight million, and sixty-eight thousand, six hundred and twenty-seven dollars and in 1915, it was (\$10,365,377) ten million, three hundred and sixty-five thousand, three hundred and seventy-seven dollars. These are interesting figures and they should afford much gratification to those who take an interest in us and be the source of inspiration for all of us who appreciate stimulating praise in our effort to attain a higher degree of usefulness and material progress.

RECORD & GUIDE
New York City

DEC 16 1916

New Tenement for Negroes.

The Estate of Lambert S. Quackenbusch will erect a six-story brick and terra cotta tenement for negroes on a plot 80x100 feet, at 81 East 122d street, northwest corner of Park avenue, from plans by Jacob W. Wallach, 171 Madison avenue, architect, who has estimated the cost at \$85,000. The building will contain six apartments on each floor arranged into three, four and five rooms each.